



Agenda Item Number: _____

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: February 23, 2010

Department: Zoning, Building and Planning Staff Contact: Enrico Gradi, Program Planner

TITLE: CONSENT: Approval of a Special Use Permit for a Contractor's Yard (CSU-20100003)

COUNTY PLANNING COMMISSION RECOMMENDATION:

Approval

SUMMARY:

At the January 6, 2010 public hearing, the County Planning Commission voted (5-0; Commissioners Mc Mahan and Sanchez excused) to recommend approval of a Special Use Permit for a Contractor's Yard on Tract 413, Unit 3, Atrisco Grant, located at 3820 Tower Road SW, on the south west corner of Tower Road and Stinson Street, zoned A-1, and containing approximately .94 acres. The decision was based on the following (5) Findings and subject to the following (13) thirteen Conditions.

Findings:

1. This is a request for a Special Use Permit for a Contractor's Yard on Tract 413, Unit 3, Atrisco Grant, located at 3820 Tower Road SW, on the south west corner of Tower Road and Stinson Street, zoned A-1, and containing approximately .94 acres.
2. This request has substantial neighborhood support.
3. This request is consistent with Resolution 116-86 in that this land use is more advantageous to the community since it encourages a small-scale, locally-owned and operated industry that complements residential areas and reduces the need to travel as articulated in Policies 3.g, 6.a, 6.b & 6.g of the Albuquerque/Bernalillo County Comprehensive Plan.
4. The property is located within the Established Urban Area as designated by the Albuquerque/Bernalillo County Comprehensive Plan.
5. This request is consistent with the health, safety, and general welfare of the residents of the County.

Conditions:

1. A six-foot wall or solid fence shall be installed adjacent to residential uses. A six (6) foot landscape buffer shall be located parallel to the inside face of the wall and shall have a mixture of shade trees and evergreen trees to provide buffering at a minimum of fifteen (15) feet on center.

2. The applicant shall provide gravel or other appropriate surface material to cover the ground area proposed for vehicle storage in order to prevent dust and maintain air quality for the surrounding area.
3. Any lighting shall be site specific. Shielded or cutoff fixtures shall be provided so that no fugitive light crosses to adjacent lots or the public right of way. Outdoor light poles shall not exceed sixteen (16) feet in height above existing grade; when mounted on buildings or structures, fixtures should not exceed twelve (12) feet from existing grade.
4. Landscaping adjacent to residential properties shall consist of a combination of shade and evergreen trees, fifteen (15) feet on center. This condition shall be completed within ninety (90) days of final Board of County Commissioner approval.
5. No outdoor speakers or amplified sound systems shall be permitted.
6. All outdoor storage shall be for contractor's equipment only and shall be screened from public view by a solid wall or fence.
7. All business/contractor's vehicles and equipment shall use the southern entrance only.
8. The property owner shall connect to municipal sewer.
9. The two southern gates shall be twenty (20) feet in width.
10. The applicant shall comply with all applicable Bernalillo County ordinances and regulations.
11. The Special Use Permit shall be issued for five (5) years.
12. A revised site development plan consistent with the Conditions of approval shall be submitted for review and approval to the Zoning Administrator within two months after the final Board of County Commissioners approval.
13. The foregoing Conditions shall become effective immediately upon execution or utilization of any portion of the rights and privileges authorized by this Special Use Permit, and shall be strictly complied within one year.

ATTACHMENTS:

1. County Planning Commission Notice of Decision Letter (January 7, 2010).
2. County Planning Commission Information Packet.
3. Site Plan (Commissioners Only).

STAFF ANALYSIS SUMMARY

ZONING, BUILDING & PLANNING DEPARTMENT:

Staff Recommends Approval